006.A	0003	0033.2	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,800 / 746,800
					USE VALUE:	746,800 / 746,800
					ASSESSED:	746,800 / 746,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	BLUMENFELD ANDREW
Owner 2:	KIM HYE IN
Owner 3:	
Street 1:	33 CHANDLER ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHNEGGENBURGER PHILIPP & -
Owner 2:	GOGUEN BRENDA -
Street 1:	33 CHANDLER ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Aluminum Exterior and 1563 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	743,400	3,400		746,800
Total Card	0.000	743,400	3,400		746,800
Total Parcel	0.000	743,400	3,400		746,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.80 /Parcel: 477.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 281377

GIS Ref

GIS Ref

Insp Date 05/11/18

!15350!

PREVIOUS ASSESSMENT

Parcel ID 006.A-0003-0033.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	743,400	3400	.		746,800		Year end	12/23/2021
2021	102	FV	721,800	3400	.		725,200		Year End Roll	12/10/2020
2020	102	FV	711,100	3400	.		714,500	714,500	Year End Roll	12/18/2019
2019	102	FV	637,700	3400	.		641,100	641,100	Year End Roll	1/3/2019
2018	102	FV	564,400	3400	.		567,800	567,800	Year End Roll	12/20/2017
2017	102	FV	490,800	3400	.		494,200	494,200	Year End Roll	1/3/2017
2016	102	FV	496,600	3400	.		500,000	500,000	Year End	1/4/2016
2015	102	FV	452,100	3400	.		455,500	455,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:36:40

LAST REV

Date	Time
12/06/21	12:19:46
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15350

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHNEGGENBURGER	79187-128	1	11/19/2021		810,000	No	No		
TRIPP HOLLYANN	67676-469		7/25/2016		631,500	No	No		
RIELLY JOHN M &	61813-128		5/16/2013		468,500	No	No		
ELLIS KEVIN J	48423-233		11/1/2006		430,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2016	1543	Re-Roof	12,455	C				
1/5/2012	3	Re-Roof	2,700					garage only

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
4/3/2017	SQ Returned	MM	Mary M
3/20/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7805													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	51.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.32178497
Const Adj.:	0.99485052
Adj $ / SQ:	401.068
Other Features:	81549
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	779261
Depreciation:	35846
Depreciated Total:	743415

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	2
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	441.18
Special Features:	0	Val/Su Net:	475.62
Final Total:	743400	Val/Su SzAd	475.62

SKETCH

UnSketched SubAreas:
GLA: 1563,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,563	401.070	626,870

Net Sketched Area:	1,563			Total:	626,870
Size Ad	1563	Gross Area	1563	FinArea	1563

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.A-0003-0033.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X10	A	AV	1923	26.90	T	40	102			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400

IMAGE

AssessPro Patriot Properties, Inc